169.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	695,600 / 695,600
					USE VALUE:	695,600 / 695,600
					ASSESSED:	695,600 / 695,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
243		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JANOVITZ SCOTT V & SHANNON E
Owner 2:	
Owner 3:	
Street 1:	243 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	AHRENS TOBY -
Owner 2:	AHRENS ANTONIA KATHERINE -
Street 1:	243 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,416 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Aluminum Exterior and 1588 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4416.000	308,300	600	386,700	695,600
Total Card	0.101	308,300	600	386,700	695,600
Total Parcel	0.101	308,300	600	386,700	695,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.15 | /Parcel: 438.1

Legal Description

User Acct 111934

GIS Ref

GIS Ref

Insp Date 06/26/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 169.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	308,400	600	4,416.	386,700	695,700	695,700	Year End Roll	12/18/2019
2019	101	FV	239,200	700	4,416.	386,700	626,600	626,600	Year End Roll	1/3/2019
2018	101	FV	239,200	700	4,416.	326,000	565,900	565,900	Year End Roll	12/20/2017
2017	101	FV	239,200	700	4,416.	298,300	538,200	538,200	Year End Roll	1/3/2017
2016	101	FV	239,200	700	4,416.	254,100	494,000	494,000	Year End	1/4/2016
2015	101	FV	226,000	700	4,416.	221,000	447,700	447,700	Year End Roll	12/11/2014
2014	101	FV	226,000	700	4,416.	204,400	431,100	431,100	Year End Roll	12/16/2013
2013	101	FV	226,000	700	4,416.	194,500	421,200	421,200		12/13/2012

!13064!

PRINT

Date	Time
12/11/20	03:04:29

LAST REV

Date	Time
07/31/18	13:55:25

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13064

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AHRENS TOBY,	59650-379		7/31/2012		480,000	No	No		
KELAHAN JULIA	51752-126		10/2/2008		450,000	No	No		
KELAHAN JULIA	36228-288		8/27/2002	Family	99	No	No		
AYER COLLEEN M/	31820-220		5/6/2002	Family	99	No	No		
MAFFA PAUL M	25231-61		3/17/1995		157,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/20/2009	721	Manual	5,000					
8/24/1999	594	Addition	13,000					DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2018	MEAS&NOTICE	CC	Chris C
12/15/2008	Measured	336	PATRIOT
12/16/2000	MLS	MM	Mary M
12/9/1999	Meas/Inspect	243	PATRIOT
7/21/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	111934
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4416		Sq. Ft.	Site		0	70.	1.25	7									386,737						386,700	

Total AC/HA: 0.10138 | Total SF/SM: 4416 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 386,737 | Spl Credit | Total: 386,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97612083
Adj $ / SQ:	171.309
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	378774
Depreciation:	70452
Depreciated Total:	308322

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1				HB			

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

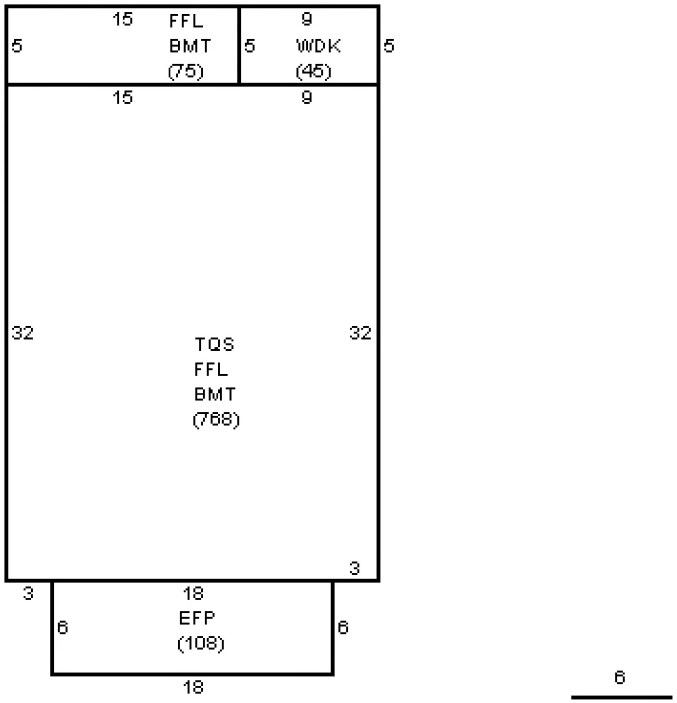
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	171.31
Special Features:	0	Val/Su Net:	127.66
Final Total:	308300	Val/Su SzAd	217.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	843	58.070	48,956
FFL	First Floor	843	171.310	144,414
TQS	3/4 Story	576	171.310	98,674
EFP	Enclos Porch	108	51.180	5,528
WDK	Deck	45	15.620	703
Net Sketched Area:		2,415	Total:	298,275
Size Ad	1419	Gross Are	2607	FinArea 1588

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 169.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X20	A	AV	1990	4.13	T	23.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600